# SPECIAL WARRANTY DEED
## (TENNESSEE)

Prepared by:
Completed By: Boiko & Osimani, P.C., 3447 North Lincoln Ave., Chicago, IL 60657
Department of Veterans Affairs
Washington, DC

Return To:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

THIS INDENTURE, made on the 28 day of July, 2004, by and between the **Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420**, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Tennessee, party of the first part, and **ERIC M. SMITH**, a married man
8001 Prairie Field, Sacramento, CA 95829,
(Name and Address of Grantee)
Party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to His heirs and assigns, FOREVER, all the following described real estate, situated in the County of **DAVIDSON** and State of **TENNESSEE** known and described as follows, to wit:

Davidson County DEEDWARR
Recvd: 08/30/04 09:25 3pgs
Fees:18.00 Taxes:214.60
20040830-0104257

**LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NUMBER 90 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 1 AS OF RECORD IN BOOK 5200, PAGES 55 & 56 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR(S) BY DEED OF EVEN DATE, BEING RECORDED SIMULTANEOUSLY HEREWITH.**

*Trustee's Deed dated December 31, 2003, filed for record January 21, 2004 at Instrument No. 20040121-0008116, in said Register Office.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, His heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, His heirs and assigns, that it has not done or suffered to

be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: / Parcel # 150-07-0-006.00
Address of the Real Estate: **3204 NEW TOWNE ROAD, ANTIOCH, TN 37013**

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

**Pursuant to provisions of 38 U.S.C. 1620(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.**

**Secretary of Veterans Affairs**
**An Officer of the United States**

**By:** MICHAEL MORELAND
**Its:** Director, VA REO

**OCWEN Federal Bank, FSB**
**Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f)**

XXXXXXXXX

SEND SUBSEQUENT TAX BILLS TO:

Eric M. Smith
8001 Prairie Field
Sacramento, CA 95829

STATE OF FLORIDA

ORANGE COUNTY

On this date, before me personally appeared Michael Moreland VA Reo Director, pursuant to a delegation of authority contained in 38 C.F.R.. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida aforesaid, this 28 day of July, 2004.

Enrique Cruz
My Commission DD320375
Expires May 17 2008

Notary Public

My term Expires: _____

I, or we do hereby swear or affirm that, to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $58,000.00

Affiant

Subscribed and sworn to before me this 19th day of August, 2004.

Notary Public

My Commission Expires: 7-30-2006

JOSHUA R. HOPKINS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY